

## ⚙ APPLICATION FOR SITE PLAN REVIEW

### APPLICATION DETAILS

Application #:	<b>SPR-21-5626</b>	Date Issued:	_____	Permit #:	_____	Date Paid:	_____
Fee Payable: (\$)	<b>50.00</b>	Fee Paid: (\$)	<b>0.00</b>	Receipt #:	_____		

### SECTION 1 - SITE INFORMATION

Street Name	<b>CONCORD ST</b>	Map Block Lot	<b>002.A-0003-0011.0</b>
Street Number	<b>92</b>	Zone	<b>NA</b>
Unit No.	_____		

### SECTION 2 - OWNER INFORMATION

Owner Name	<b>BRICKWAY REALTY LLC</b>		
Street Number	<b>92</b>	Street Name	<b>CONCORD ST SUITE 13</b>
City	<b>NORTH READING</b>	State	<b>MA</b>
		Zip Code	<b>01864</b>
Telephone	<b>781-760-5521</b>	Email	<b>brickway@verizon.net</b>

### SECTION 3 - APPLICANT INFORMATION

Applicant Name	<b>BRICKWAY REALTY LLC</b>		
Street Number	<b>92</b>	Street Name	<b>92, CONCORD ST SUITE 13</b>
City	<b>NORTH READING</b>	State	<b>MA</b>
		Zip Code	<b>01864</b>
Telephone	<b>781-760-5521</b>	Email	<b>brickway@verizon.net</b>

Relationship of applicant to property if other than owner

Attorney for Applicant: Joseph T. Keyes, Esq., Keyes Law Offices, P.C., 289 Main Street, North Reading, MA 01864; PHONE (978) 207-3100



(Written permission from owner is required)

SECTION 4 - MAILING ADDRESS

Street Number 92 Street Name CONCORD ST SUITE 13 City NORTH READING State MA Zip 01864

SECTION 5 - ENGINEER / SURVEYOR DETAILS

Engineer Surveyor Other

Name JM Associates Registration Number Street Number 236 Street Name Pleasant Street, Suite 4 City Methuen State MA Zip Code 01844 Telephone 978-664-6668 Email

SECTION 6 - NAME AND PROFESSION OF PERSON DESIGNING PLAN

Name Street Number Street Name City State Zip Code Profession Telephone Email

SECTION 7 - OTHER DETAILS

Area of Entire Tract

Portion Being Affected

Frontage	Feet	Depth	Feet
_____	_____	_____	_____

List all Zoning Districts and Affecting Property \_\_\_\_\_

Currently Existing Use and/or Situation \_\_\_\_\_

Proposed Use and/or Situation \_\_\_\_\_

List all Maps, Plans and Other Accompanying Materials Submitted with the Application

1. ***Plan of Land, 92 Concord Street, North Reading, MA, dated August 30, 2021***
2. ***List of Unit Owners and Uses***
3. ***Narrative/Request for Approval of Uses***
4. ***Proposed Amendment to Master Deed***

Description of Site Plan:

Type  Commercial  Industrial  Mixed-Use  Multi-Family

Total Building Square Footage \_\_\_\_\_ Number of Units **17**

Deed Restrictions and/or Covenants that Currently apply or are contemplated:  Yes  No If yes, please attach a copy after submitting this application.

List all public improvements and utilities to be installed \_\_\_\_\_

Are any Waivers, Special permits, or Variances requested?  Yes  No If Yes List.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**SECTION 8 - OWNER AUTHORIZATION**

I am the  Owner  Engineer  Representative

I, BRICKWAY REALTY LLC as owner of the subject property hereby authorize BRICKWAY REALTY LLC to act on my behalf, in all matters relative to work authorized by this permit application.

Owner's Email brickway@verizon.net OR  Copy of Signed Contract to be attached after submitting application

Telephone No. 781-760-5521

I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct. Date \_\_\_\_\_

**DECLARATION**

I acknowledge the information on this application (with the exception of their bank/online payment information) will become public record.

I BRICKWAY REALTY LLC, as Representative hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief.

By typing in your name and title below, and clicking on the certification box, you are submitting an electronic signature for this application.

Name Joseph T. Keyes, Esq. Title Attorney

I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct. Date 10/07/21



289 Main Street  
North Reading, MA 01864  
(978) 207-3100 – Phone  
(978) 207-3101 – FAX  
[www.klopc.com](http://www.klopc.com)

October 7, 2021

Town of North Reading  
Community Planning  
235 North Street  
North Reading, MA 01864  
ATTN: Danielle McNight

RE: Brickway Place Condominium  
92 Concord Street, North Reading, MA01864

Dear Ms. McNight:

Please accept this letter as a narrative for a request to modify the site plan for the above-referenced property as well as a request to a change of use in a portion of the property for retail uses.

The applicant requests to modify the original site plan in the following manner:

1. Move the location of the concrete pad for the dumpster to accurately show its location;
2. Locate and approve the siting of 6 storage trailers currently located at the rear of the building; and
3. Remove the concrete walk notation on the original plan along the fire lane as it is paved asphalt.

Approval of these three modifications as shown on the submitted plan would bring the property in conformance with the current conditions on the property.

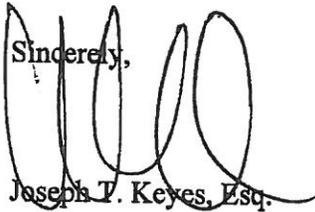
The applicant also requests a change in use as approved by the Board's decision dated February 9, 2006. As part of the decision, the Board restricted the use of the property and adopted the Uses and Restrictions language recited in the applicant's Master Deed in paragraph 7. Under the terms of the decision, retail uses are prohibited.

Shortly after the construction of the property, the applicant was adversely affected by the economic climate of the time and was forced to dedicate space for the operation of a U-Haul rental office and storage supply sales to generate income.

With the approval of the Board, the applicant wishes to continue this use, and requests the board modify their decision to allow the use for the U-Haul and storage supply sales. To accomplish this, the applicant proposes to amend the Master Deed to allow the retail use and restricting the number of square feet for that use to no greater than 900 square feet, as the current square footage used for the use is 900 square feet.

With regard to parking to accommodate the proposed change in use, the applicant states that there are currently 9 spaces dedicated for office space. The applicant requests that 6 of these spaces be allowed for the operation of the business, and the remaining three spots to be used for the office space.

Should you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact my office,

Sincerely,  
  
Joseph T. Keyes, Esq.

92 Concord Street – LIST OF UNIT OWNERS AND USES

Unit 1 - Ashley Realty Trust (Jon Barcroft) - personal

Unit 2 - Michael Loreth - Personal

Unit 3 - Edward McColgan - Contractor

Unit 4 - Jackson Home Inspections (Ray Jackson) - Home Inspection Office

Unit 5 - Jackson Home Inspections (Ray Jackson) – Home Inspection Office

Unit 6 - Robert Moran - Personal

Unit 7 - Robert Moran - Personal

Unit 8 - Victor Perin - Perin & Campbell

Unit 9 - Scott McKenzie - McKenzie Forms

Unit 10 - Concord Street Self Storage Office

Units 11, 12, 14, 15, 16 & 17 - Brickway Realty - Self Storage

Unit 13 - Brickway Realty - 1/2 Office/1/2 Flex Space

**THIRD AMENDMENT TO MASTER DEED  
BRICKWAY PLACE CONDOMINIUM**

Brickway Realty, LLC, a Massachusetts Limited Liability Company with a principal place of business of 348 Park Street, Suite 103, North Reading, MA 01867, owner of Units No.10, 11, 12, 13, 14, 15, 16 and 17, and \_\_\_\_\_, being owners entitled to at least 75% of the Unit and Common Elements of Brickway Place Condominium, established by a Master Deed dated May 14, 2007 and recorded with the Middlesex South District Registry of Deeds at Book 50180, Page 584, as amended of record, and Richard P. Bova, Jr., Jon Barcroft and Robert Moran, current Trustees of the Brickway Place Condominium Trust dated May 14, 2007 and recorded at Book 50181, Page 1, in accordance with Paragraph 8 of said Master Deed, do hereby amend said Master Deed as follows:

Paragraph 7. Statement of Uses and Restrictions, subsection A is hereby amended by omitting the phrase “and retail uses” and substituting “and retail uses, with the exception of retail uses limited to the office area as delineated on the plans filed with the Master Deed, not to exceed 900 square feet.”.

All other provisions of the Master Deed as amended of record, are hereby reaffirmed and shall remain in effect.

By signing below, the Unit Owners and the Trustees of the Brickway Place Condominium Trust hereby certify that at least 75% of the Unit Owners and the majority of the Trustees of the Brickway Place Condominium Trust have signed and acknowledged the foregoing pursuant to and in accordance with Section 8 of the Master Deed as amended of record.

Witness our hands and seals this \_\_\_\_ day of \_\_\_\_\_, 2021.

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

On this 21<sup>st</sup> day of June, 2012, before me, the undersigned notary public, personally appeared James M. McMackin and Holly L. McMackin who proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's Licenses, to be the person whose name are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public

My Commission Expires:

